

# Dresler Smith

## CHARTERED SURVEYORS

TO LET



11 HIGH STREET, DONCASTER, DN1 1ED

### LOCATION

The property is situated adjacent to **Dixons XL** and in close proximity to various multiple retailers including **TSB Bank**, **Bet Fred**, **Teddy's Amusements** and **Nat West Bank**.

This is the top end of High Street within 50 yards of the junction of Baxtergate and St Sepulchregate, the traditional prime pitch in Doncaster.

### ACCOMMODATION

The shop provides the following approximate gross internal areas and dimensions:

<b>Internal Width</b>	15' 10"	4.383m
<b>Shop Depth</b>	130' 8"	39.82m
<b>Ground Floor Sales</b>	2,062sqft	191.57sqm
<b>First Floor Storage</b>	2,049sqft	190.35sqm
<b>Second Floor</b>	dis	

The Landlord has positioned a sales staircase in the front left hand corner of the unit but this can easily be relocated to the rear of the shop without undue expense or planning permission

### TERMS

Available by way of a new full repairing and insuring lease with 5 yearly upwards only rent reviews.

### RENT

£38,000 pax

### RATES

Rateable Value	£32,500
UBR (2019/2020)	£0.491
Rates payable	£15,957

Interested parties should verify these figures with Doncaster Borough Council Business Rates Department (Tel: 01302 734454).

### LEGAL COSTS

Each party to bear their own transaction costs.

### VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

**Dresler Smith** (Tel: 0113 245 5599)

Contact: David Dresler  
david@dreslersmith.co.uk

**DATE OF PARTICULARS: APRIL 2019**

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 26/11/2015

Created By: Dresler Smith

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.  
Ordnance Survey 100019885

## IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.



# Energy Performance Certificate

Non-Domestic Building



11, High Street  
DONCASTER  
DN1 1ED

**Certificate Reference Number:**  
9290-7923-0315-8690-8004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 63

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 492  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 33.31

## Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

70 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.